



# *Lumpkin County Emergency Services*

57 A Pinetree Way  
Dahlonega Ga. 30533

Business (706) 864-3030 Fax (706) 867-9099 EMA (706) 864-9180

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## Staff Analysis

11/24/2014

**Agenda Item:** Establishment of a Fire Station at Wimpy Airport

**Item Description:** Converting the County owned hangar at Lumpkin County/Wimpy Airport into a Fire Station, (Station #10)

### **Facts and Historical**

**Information:** As insurance costs continue to increase due to changes with ISO standards and ratings, staff has begun to explore ways to help the citizens of Lumpkin County lower these costs. By focusing on the two major items used by insurance companies to rate the cost of home owners insurance, having a fire hydrant within 1,000 feet of your home and being within 5 road miles of a fire station, staff began to evaluate and develop long range goals and objectives on how to best protect our citizens. Since water service (hydrants) to the entire County is not attainable in the near future, staff began to explore ways to obtain ISO points to help offset the increases to insurance premiums by focusing on shuttling water, installing dry hydrants at specific locations throughout the County, and how to establish Fire Stations in areas that are currently underserved.

To better identify the areas in our County that are not covered by the road mile rule, Emergency Services staff worked with GIS to develop a coverage map, by parcel, which outlines the areas that are not covered by the five mile driving radius. There is a large area around the airport that is not within a 5 mile driving radius of a fire station. For minimal cost, the county owned hangar located at the airport could be converted into a fire station. The County already owns the equipment and a fire truck that would be needed to fulfill ISO and State requirements to become a certified fire station. This conversion, once factored into the County's ISO rating, could help citizens in this underserved area save money on their insurance premiums by getting them within a 5 mile driving radius area.

**Potential Courses  
Of Action:**

There are 2 courses of action that could be taken.

1. Keep things as they are and continue to lease the hangar for \$150.00 per month, \$1,800 annually.
2. Convert the old hangar into a fire station at a cost of \$21,500, which in turn could help the citizens of that area in lowering their insurance premiums by an overall recalculation of the County's ISO rating. This option will let us house much needed equipment and a fire truck that not only will help the ISO rating, but will provide protection to the area and the airport.

**Budget Impact:**

Course #1 is neutral to the 2015 operating budget as revenue and expenses would remain unchanged.

Course #2 would have the cost to convert the hangar into an enclosed building and the cost of utilities, but would save insurance premium costs for the citizens within the 5 mile driving radius of the hangar. This option also puts emergency equipment within that immediate area which could provide a faster response time by volunteers and offer better service to the citizens.

**Staff  
Recommendation:**

Staff recommends the second course of action. By modifying the existing hangar and utilizing it as a fire station better service and protection will be provided for the property owners in that area.

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Emergency Management



Fire / Rescue



EMS

*David Wimpy*

EMA Director / Fire Chief / EMS Director  
[david.wimpy@lumpkincounty.gov](mailto:david.wimpy@lumpkincounty.gov)

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## Station #10 Cost

Framing and labor:	6500.00
Electrical and labor:	2700.00
Insulation and labor:	2900.00
Doors and labor:	2400.00
Paint (in house labor)	500.00
Gas, heaters, and labor	4000.00
Phone and misc. equipment:	<u>2500.00</u>
<b>Total startup cost:</b>	<b>\$21,500.00</b>

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